

News from Bella Beach
September 15, 2006

Hello to the home owners at Bella Beach!

Your Board has been very busy these past few months dealing with various homeowner issues. One of our blessings has turned out to also be a problem, and that is the public loves our Bella Beach. Home rentals apparently are up - way up! Use of our common areas is way up and this summer it began to be the place of choice for weddings. And, why not - the beautiful grounds could be used free of charge. There were some grumblings at times during the summer from various homeowners who were not able to use the parks because there were large parties who had taken them over. The straw that broke the camel's back however, happened a few weeks ago when a group of renters took over the entire main park for two days. This was followed by a request from a wedding party to use our main park all day on October 7, 2006 for a wedding reception. It turns out, they had sent out their invitations, and made major expensive plans for the wedding. A careful read of our CC&R's indicate that our common areas are for the exclusive use of the homeowners and that they are not to be used for commercial purposes (some 15 BB homes had been rented by the wedding attendees, so in effect, 15 homeowners were converting the common areas into a commercial enterprise). This was one of many topics considered during our September 2nd board meeting. The solution came in two parts. First, the Board adopted a rule that from this point forward, there will be no organized gatherings in the park. The details of the rule will be posted on the www.BellaBeach.org site within 7-10 days. Second, the Board allowed the October wedding to go forward as a one time only special permission on the following conditions - the wedding party pay a rental fee to BBHOA in the sum of \$500, that they have use of the park for five hours only on the afternoon and evening of October 7, and most importantly, BBPM guarantees to repair any and all damage, provide security for the entire weekend of the event, and will oversee the set-up and the activities to insure all goes as agreed. The Board was not happy about having another wedding at Bella Beach, but it realized that denying the park to this particular group would have been a mean decision.

During our June meeting, the Board created a "Rules Committee" consisting of Pam Getty, Dave Loverink and Jadene Strenslund. (Note the composition of the committee consisted of two homeowners who rent their places and one who does not). They began their task by asking for input from all of the homeowners. They received a large number of responses from you. It appears the people are concerned about a number of things. Overcrowding in the rental homes, overcrowding of cars parked on the streets and alleys, dogs off leash, renters making noise after quiet hours - often while in hot tubs, too many "for sale" signs, abuse of the common areas, monopolization of common areas by groups, no one in charge and not knowing how to deal with unpleasant situations when renters are out of hand. The Rules Committee spent considerable time reviewing the issues and coming up with a comprehensive set of rules to address them. The proposed rules will be posted on the www.BellaBeach.org site within 7-10 days. Please read them and let us know what you think. There are three ways you can let us know:

1. Write us at Bella Beach Home Owners Association, P.O. Box 1035, Gleneden Beach, Oregon 97388;
2. E-mail the Board of Directors at <tellyourboard@bellabeach.org>; and/or
3. Attend our next Board meeting and speak at the designated time. The meeting will be October 21, 2006 at meeting hall at the Gleneden Beach Community Hall starting promptly at 11:00 a.m.

There have been other issues that the Board has had to deal with. During the winter and spring, we were spending lots of time and money responding to storm damage. I want to thank Al Watkins for his tireless efforts in dealing with these issues and for supervising the many extra jobs that had to be performed by our landscaper - Lakeside Landscaping.

The Board appointed a landscape review committee who walked Bella Beach early in the summer. It identified 17 properties which were deficient in landscaping. Certified letters were sent to each of the homeowners, and I am very pleased to say that all properties are now in compliance. We very much appreciate the positive response we received from these homeowners. Everyone wants Bella Beach to maintain its high standards.

We started billing twice a year and this has worked well. I am pleased to report that all home owners, except one, are fully paid up. We are in the process of filing a lien on that one property to insure ultimate payment of the dues.

Because of the heavy demand that storm damage caused to our common areas, we spent more money on landscaping than was in our budget. It appears that our homeowner dues for 2007 will need to be increased. We have not sat down as a Board to create the 2007 budget as of this time, but I mention this as a heads up warning.

Someone damaged the play structure on the East end of our property. It has been fully repaired thanks to the volunteer work of Dave Loverink.

The Board voted to once again have a no host HOA Holiday party at the Side Door Cafe this year. More information will be coming your way later, but please save December 2, 2006 on your social calendars.

We need your help. We want to reinstate the Architectural Review Committee ("ARC") and we need three (3) volunteers for it. That role is currently be performed by the Board. We have two Board members, Bob Donaldson and Pam Getty who will be at the end of their terms, and Kyle Croxford's home is for sale and he is moving out of state. Accordingly, we will have three (3) Board positions that will need to be filled. If you are interested in serving on either the Board or the ARC, please let us know. You can use the addresses listed above.

Bella Beach is beautiful place and a fun place to live or visit. Your Board is committed to keeping it as such and to improve it where we can.

Sincerely,
Bob Donaldson
Chair, BBHOA